

# 1 Acer Avenue, Cranleigh



ROGER COUPE  
LAND & NEW HOMES



- \* **Part Exchange available (T&C's apply) \* Open plan kitchen/dining/family room with wood burning stove \* Contemporary styling \***
- \* **Lots of natural light \* Featuring double height windows and vaulted ceilings in many rooms \* 4 Bedrooms, 3 Bathrooms (2 en-suite) \***
- \* **Balcony to main bedroom \* Short stroll from Knowle Country Park and Cranleigh High Street \***
- \* **Stunning architecturally unique new home ready to move in \* 10 Yr NHBC \***

**1 Acer Avenue, Cranleigh, GU6 8UY**  
**Asking Price: £825,000 - Freehold**

A contemporary and stylish new home featuring an attractive landscaped garden, ready to move into now situated on the edge of the magnificent new Knowle Country Park in Cranleigh. With part exchange available (T&C's apply) book a viewing now and find out how we can help to make your new house purchase a reality. The property has a wonderful feeling of natural light from the extensive glazing and the vaulted ceilings in certain rooms add additional interest and drama to this striking property. The property features a 32' open plan kitchen/dining/family room with part vaulted ceilings and a wood burning stove. The quality fitted kitchen includes quartz work surfaces, an island unit and Siemens appliances. There is a further sitting room of generous proportion and a utility room and cloakroom complete the ground floor. The open tread staircase adds excitement to the entrance hall and leads to the first floor where the principal bedroom suite has a balcony, fitted wardrobes in the dressing area in addition to a luxury en-suite shower room. The guest suite also features a similar en-suite. Two further bedrooms have use of a beautifully appointed family bathroom. Outside there is a carport, a further parking space and a good sized landscaped garden with well stocked shaped borders. We highly recommend arranging a viewing of this unique and stylish family home.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

**~ Accommodation ~**

**Ground Floor: Entrance Hall ~ Kitchen/dining/family room: 32' 4" x 14' 11" (9.85m x 4.55m) ~ Sitting room: 13' 2" x 12' 10" (4.01m x 3.91m)**  
**Utility room ~ Cloakroom**

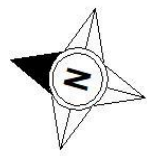
**First Floor: Bedroom 1 with dressing area and en-suite: 19' 5" x 14' 11" (5.91m x 4.55m) ~ Bedroom 2 with en-suite: 19' 5" x 9' 11" (5.92m x 3.01m)**  
**Bedroom 3: 12' 4" x 8' 10" (3.76m x 2.68m) ~ Bedroom 4: 11' 0" x 8' 9" (3.35m x 2.67m) ~ Bathroom**

**Outside: Carport ~ Driveway ~ Landscaped garden ~ Balcony ~ Estate Charge: 2023-24 was £610**

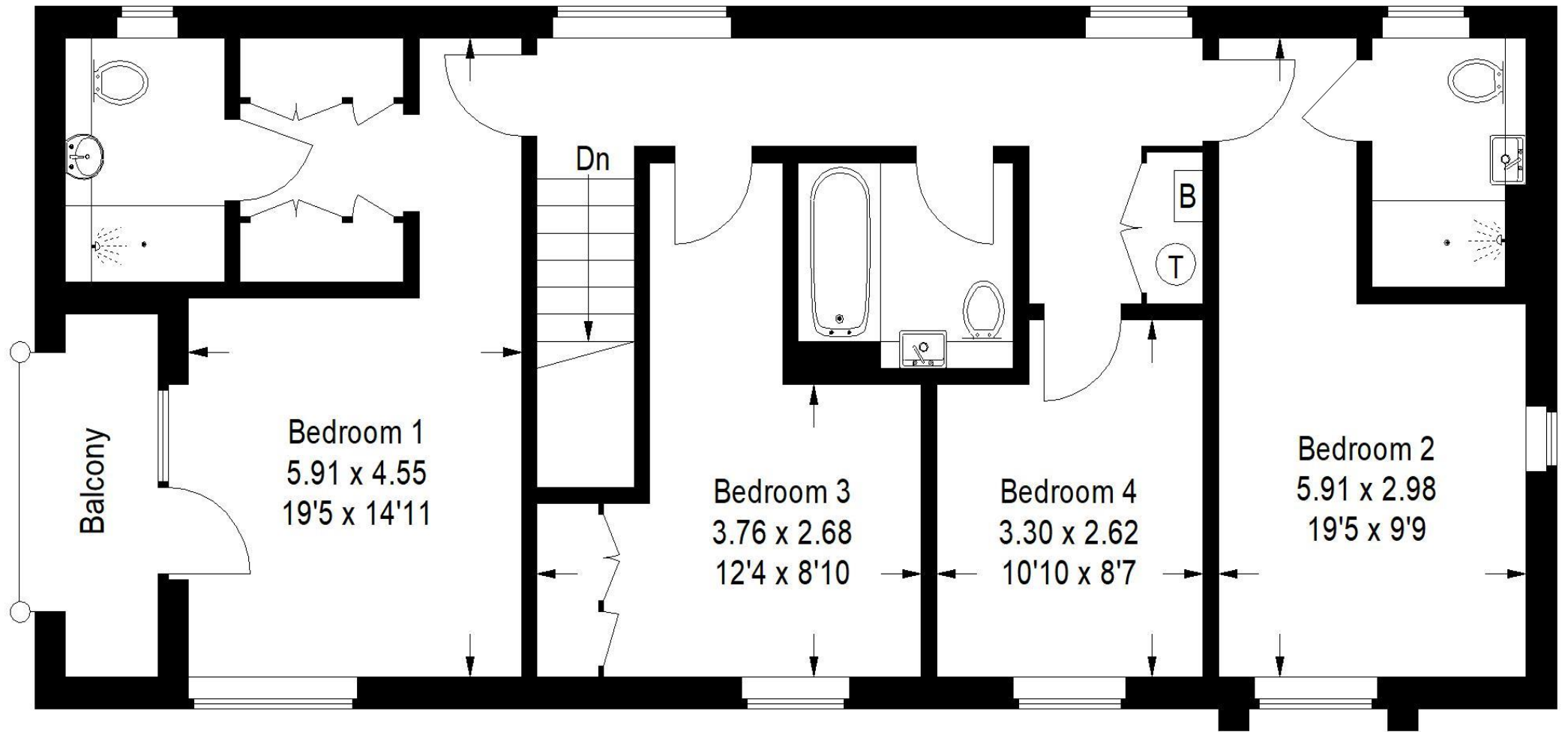
Directions: From our office turn right onto the High Street and continue straight over 2 mini roundabouts. After the Cricket pitch turn left at the roundabout onto the Elmbridge Road, continue over the bridge and take the turning left onto the Alfold Road. Continue along for approximately 1/4 mile and turn left into Key Drive. Acer Avenue is immediately on the right hand side.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

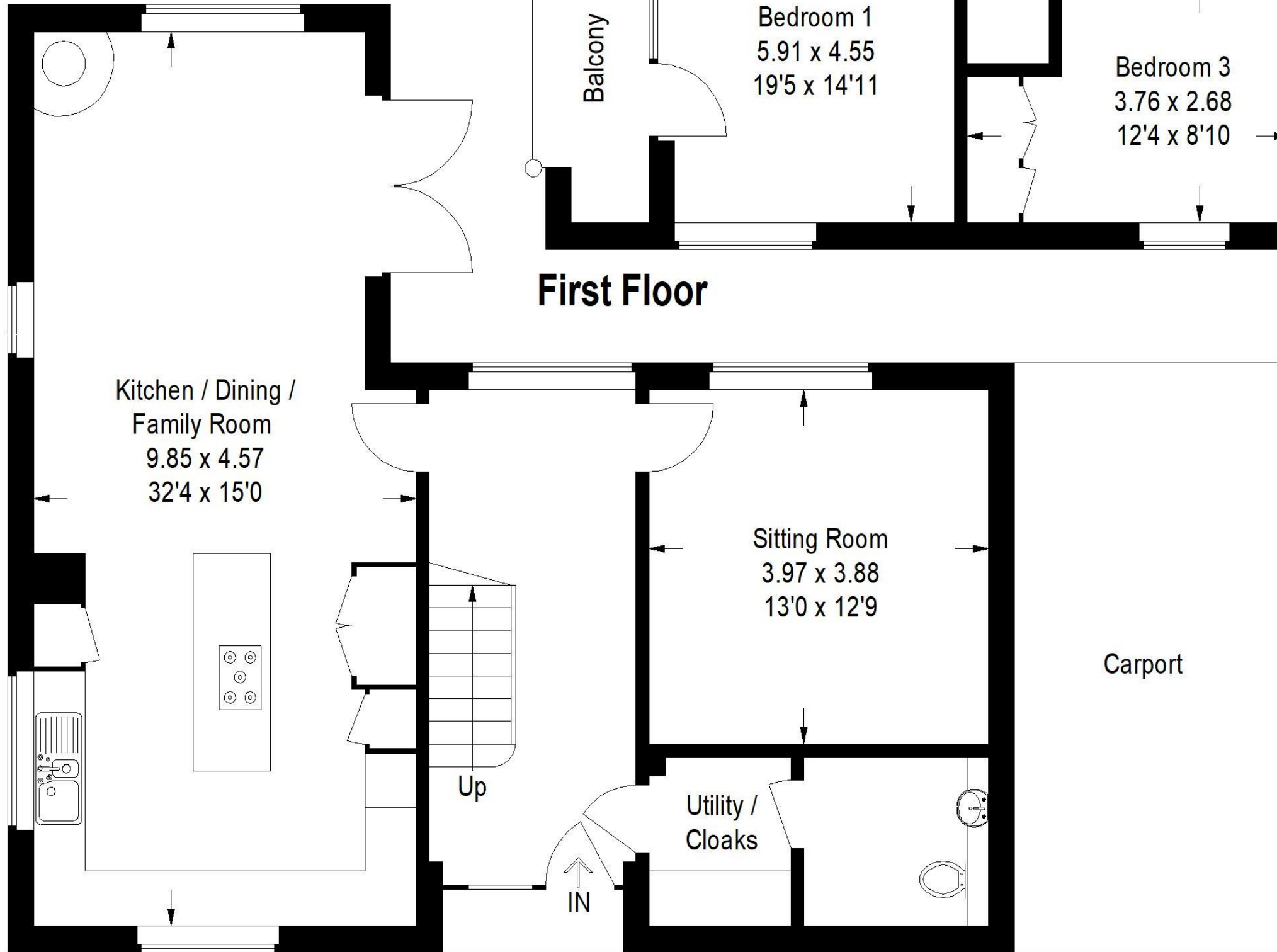
**Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: B.**



Approximate Gross Internal Area  
Ground Floor = 79.7 sq m / 858 sq ft  
First Floor = 80.0 sq m / 861 sq ft  
Total = 159.7 sq m / 1719 sq ft



**First Floor**



**Ground Floor**



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.











